

21 CROWINSHIELD ROAD

BROOKLINE, MASSACHUSETTS

JULY 7, 2015

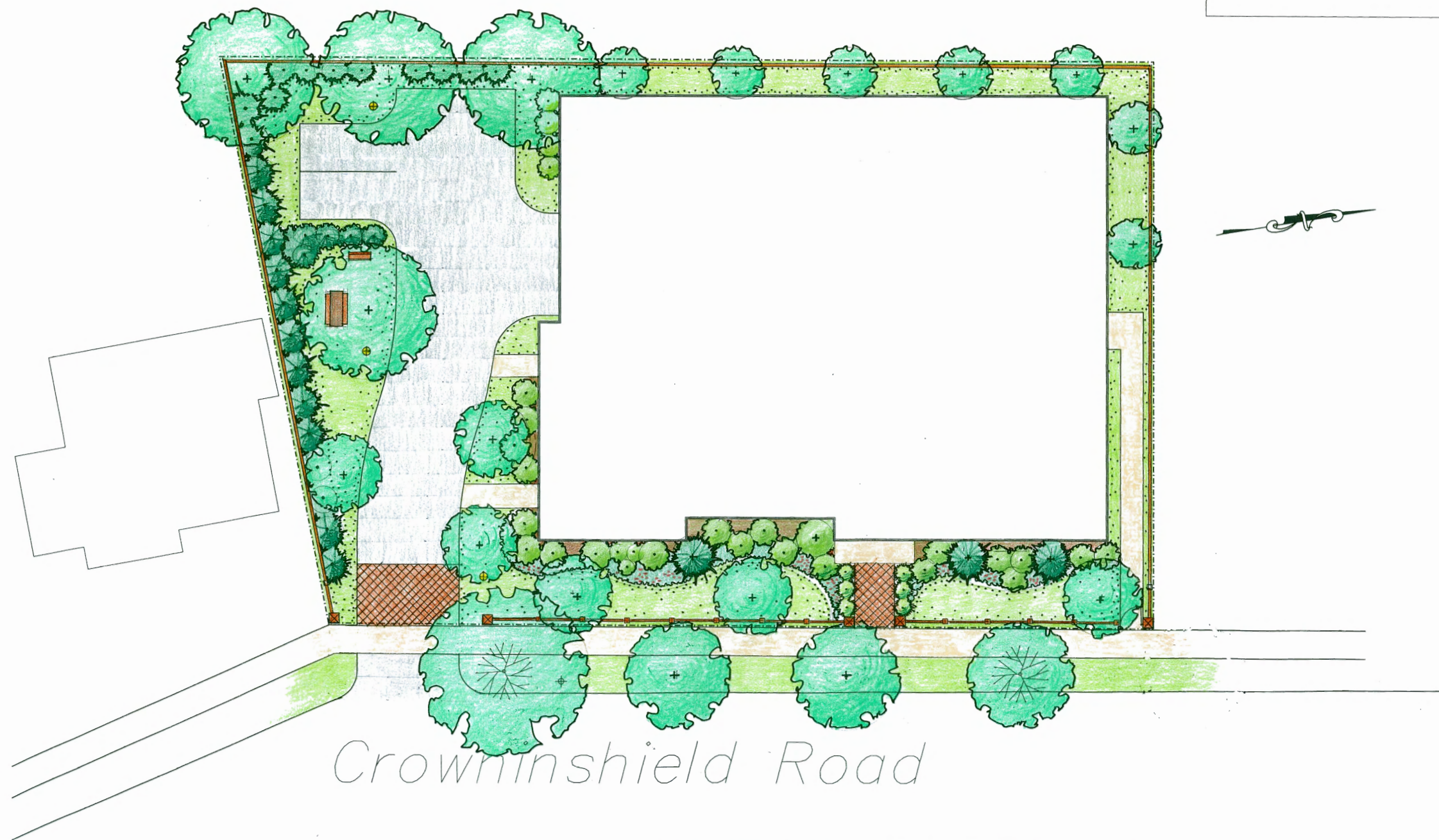
PROJECT TEAM: ANDREW T. ZALEWSKI, AIA

THE MZO GROUP
STONEHAM, MA

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LANDSCAPE PLAN

SCALE: 1/10" = 1'-0"

Crowninshield Road
Brookline, MA June 26, 2015

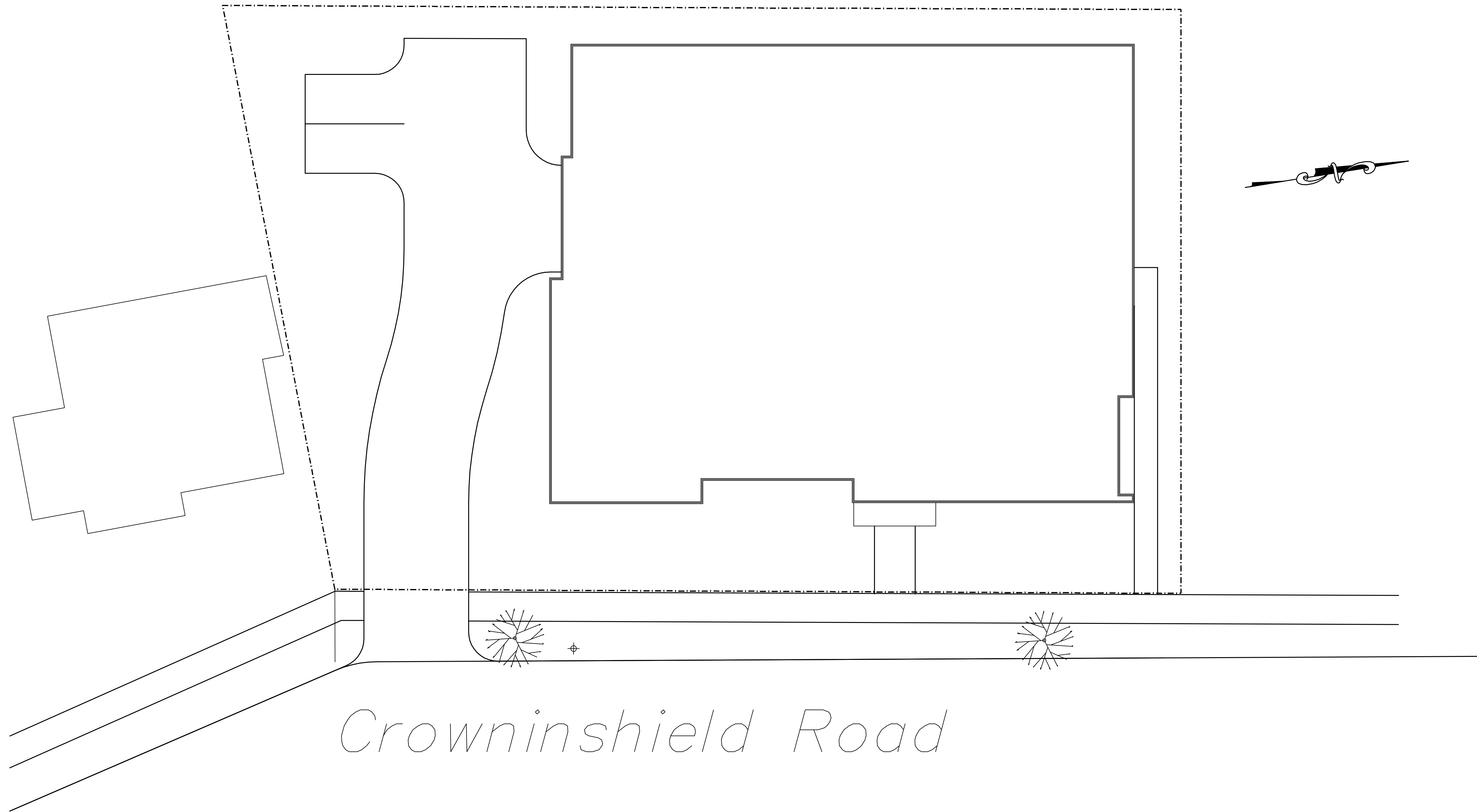


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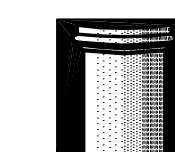


SITE PLAN

SCALE: 1/10" = 1'-0"

Crowninshield Road

Brookline, MA July 7, 2015

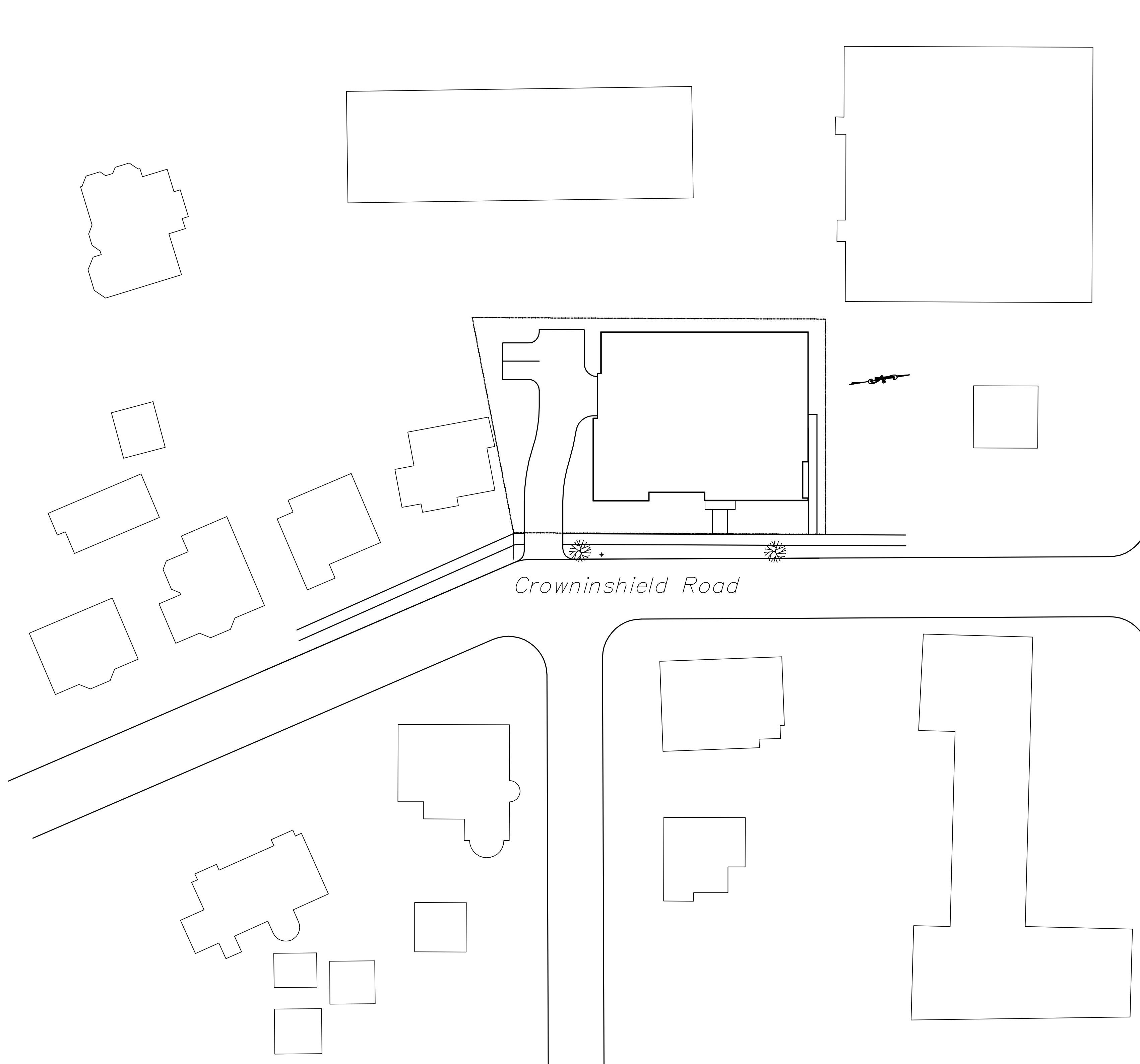


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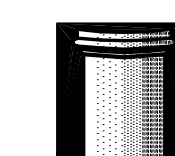


SITE PLAN

SCALE: 1 INCH = 30'-0"

Crowninshield Road

Brookline, MA July 7, 2015

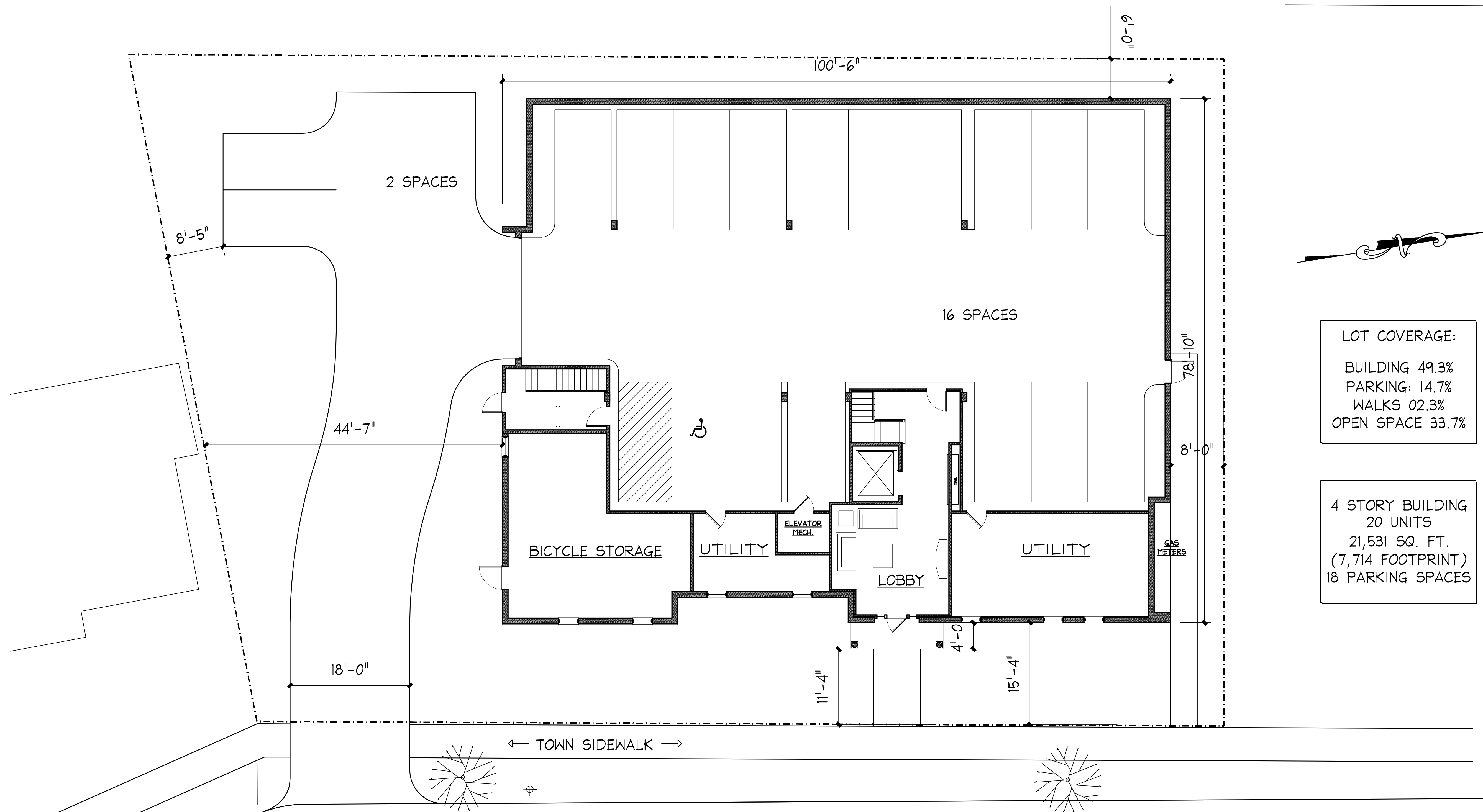


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LOT COVERAGE:

BUILDING 49.3%

PARKING 14.7%

WALKS 02.3%

OPEN SPACE 33.7%

4 STORY BUILDING

20 UNITS

21,531 SQ. FT.

(7,714 FOOTPRINT)

18 PARKING SPACES

Crowninshield Road

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Crowninshield Road

Brookline, MA July 7, 2015

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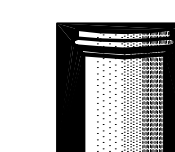


SECOND & THIRD FLOOR PLANS

SCALE 3/16" = 1'-0"

Crowninshield Road

Brookline, MA July 7, 2015



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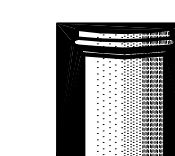


FOURTH FLOOR PLAN

SCALE 3/16" = 1'-0"

Crowninshield Road

Brookline, MA July 7, 2015

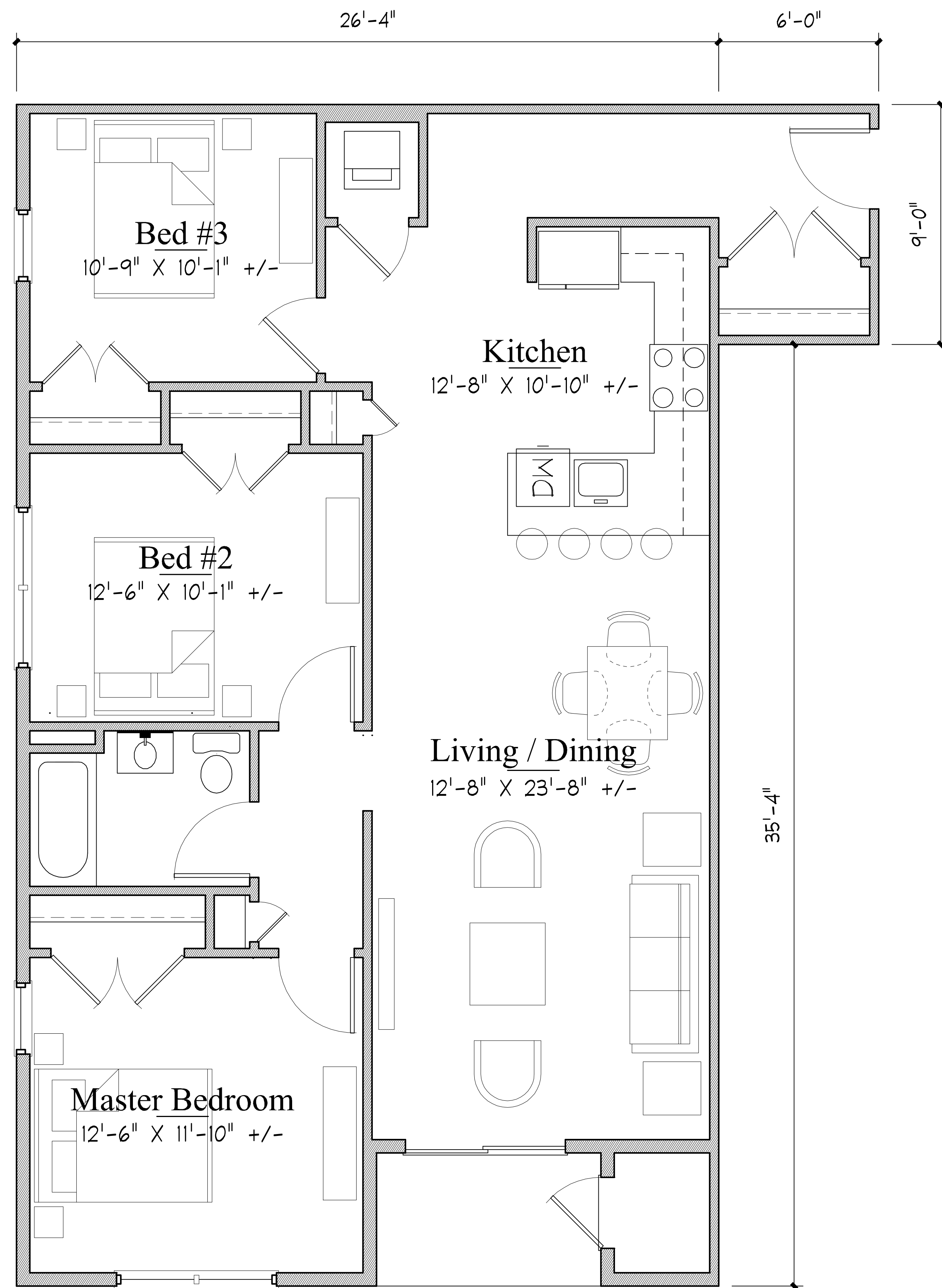


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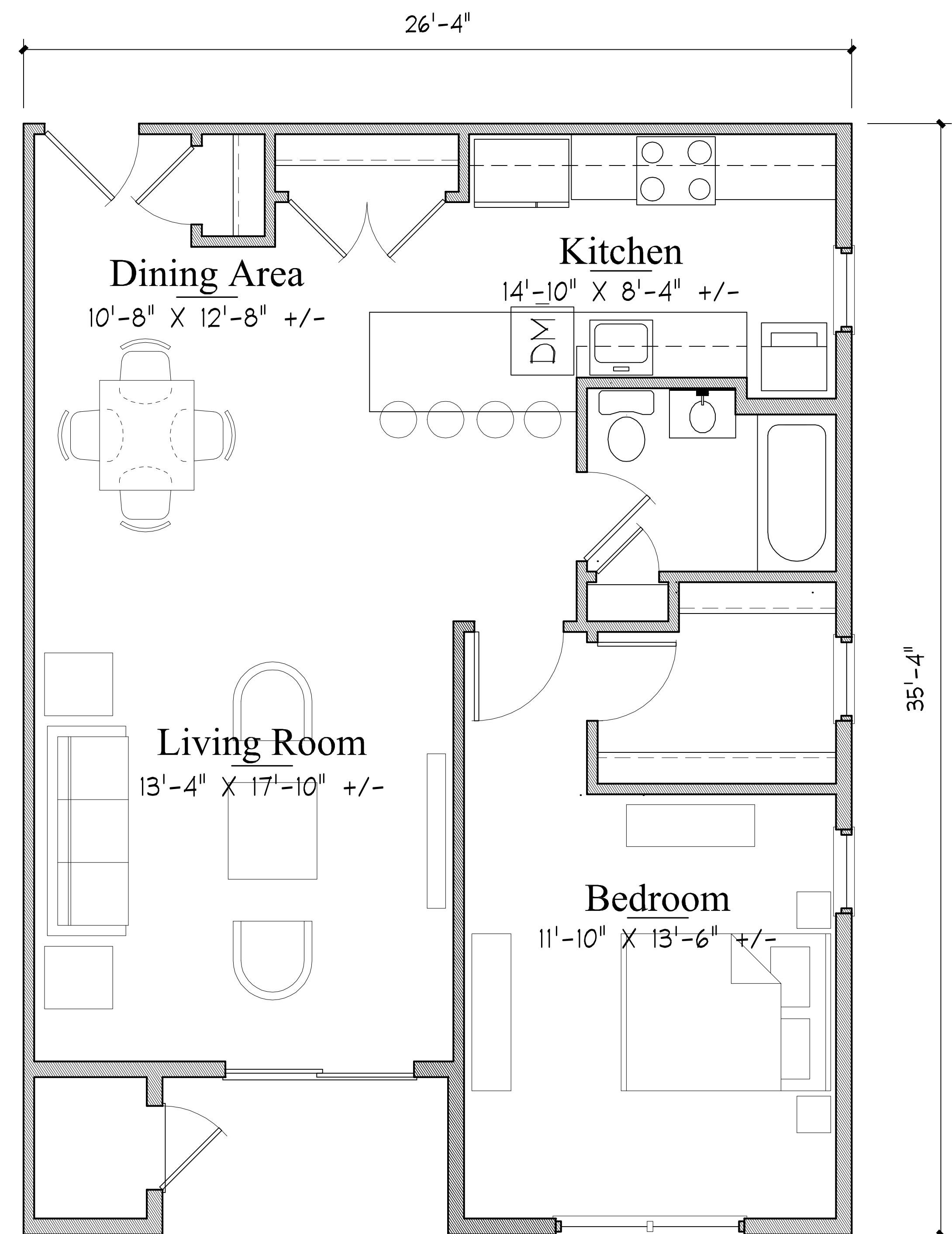
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3 BR APARTMENT
1,188 SF

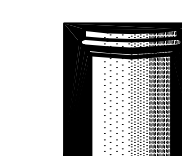


1 BR APARTMENT
894 SF

TYPICAL UNIT PLANS

SCALE: 3/8" = 1'-0"

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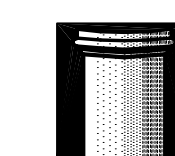


FRONT ELEVATION

SCALE 3/16" = 1'-0"

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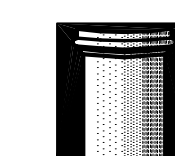
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LEFT SIDE ELEVATION

SCALE 3/16" = 1'-0"

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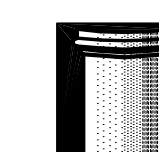
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RIGHT SIDE ELEVATION

SCALE 3/16" = 1'-0"

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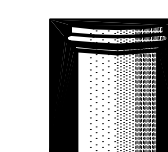


BACK ELEVATION

SCALE 3/16" = 1'-0"

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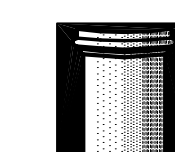


FRONT ELEVATION

SCALE 1/8" = 1'-0"

Option "E"

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SOME OF THE DESIGN CHANGES MADE SINCE THE ORIGINAL SUBMISSION

1. PARKING:

- a. Parking is provided inside the building.

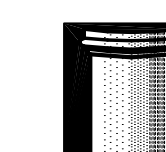
2. MASSING:

- a. Roofline has been dropped by 3'-6".
- b. Eave Line has been extended and dropped to more closely follow the proportions of neighboring homes.
- c. Entire structure has been flipped to bring the lower portion of the roof closer to the neighboring homes.
- d. Hipped roofs on the gables visually lower the edges of the roof and are in keeping with the style of dormers seen on several homes on the block.
- e. Front elevation has been broken into two elements to scale the structure better.
- f. Center has been pushed back as far as practical and an open porch has replaced the enclosed vestibule at the front door.
- g. A grander eave overhang brings the gutter line down.
- h. The overhang also reduces the space above the window heads.
- i. Siding line has been lowered, reducing the height of the ground floor brickwork.

3. LANDSCAPING:

- a. Driveway has been gently curved and moved off-axis from Adams Street.
- b. Driveway has been reduced to 18 feet wide, further differentiating it from the town streets.
- c. Specialty paving materials will be used at the driveway apron to augment visual separation.
- d. Both existing street trees will be maintained.
- e. Two additional street trees are proposed, if approved by Tom Brady, Town Arborist.
- f. Raised planting beds will further reduce the height of the brickwork and feature foundation plantings.
- g. Larger trees are proposed along the back property line to screen the view toward the Arbour Hospital building.
- h. Fencing will be increased to 7 feet high on the side lines and 8 feet on the back.
- i. Two outdoor parking spaces have been removed and replaced by some usable open space.
- j. The two remaining service parking spaces have been pulled farther away from the edge of the property.
- k. The re-configured footprint has added some more open space to the southern sideyard.

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